LOCATED IN THE SOUTHWEST QUARTER OF SECTION THIRTEEN, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, STATE OF COLORADO.

EXCEPTING THEREFROM

ANY PORTION OF THOSE ROADS KNOWN AS WELD COUNTY ROAD NO. 20 AND WELD COUNTY ROAD NO. 11 ALONG THE WEST AND SOUTH SIDES OF SAID SOUTHWEST QUARTER OF SECTION 13.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MERIDITH O. JOHNSON TRUST IS THE OWNER OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

> FIRST NATIONAL BANK - LONGMONT TRUSTEE OF THE MERIDITH O. JOHNSON TRUST

ACKNOWLEDGEMENT:

STATE OF COLORADO December, 1997, BY TRUSTEE OF MERIDITH O. JOHNSON TRUST.

COMMISSION EXPIRES: 7/2/2001

SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE TOWN OF FREDERICK, COLORADO, AND IS WHOLLY CONTAINED WITHIN THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION OF THE PETITION FOR ANNEXATION. I ALSO CERTIFY THAT THERE IS THE REQUIRED CONTIGUITY THE TOWN OF FREDERICK, COLORADO.

A. MICHAEL HASCAL COZGEOD

FESSIONAL LAND SURVEYOR NO. 23500

Basis of Bearings:

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S00'06'32"E. AS MONUMENTED AND SHOWN.

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:

THIS MAP IS TO BE KNOWN AS "JOHNSON FARMS ANNEXATION TO THE TOWN OF FREDERICK, COLORADO," AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 473___, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON 23, 1997, AND RECORDED ON _____, 1997, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF ______ COUNTY, COLORADO.

CLERK AND RECORDER'S CERTIFICATE:

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____.M. ON THE _____ DAY OF _, A.D., 1997 IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO.

COUNTY CLERK AND RECORDER

NET AREA 158.387 ACRES NOTICE: THIS MAP IS FOR ANNEXATION PURPOSES ONLY, IT IS NOT INTENDED TO BE A LAND SURVEY, OR LAND SURVEY PLAT. TOTAL CONTIGUITY = 2602.48 FEET TOTAL PERIMETER = 10,506.91 FEET 1/6th TOTAL PERIMETER = 1,751.15 FEET

N 1/4 CORNER SECTION 13, T2N, R68W 6TH P.M. FOUND 2-1/2" ALUMINUM CAP ON NO. 6 REBAR LS 24670, FITS TIES FOR No.3 REBAR. W 1/4 CORNER SECTION 13, T2N, R68W 6TH P.M. FOUND 2-1/2" ALUMINUM CAP AS E 1/4 CORNER SECTION 13, T2N, R68W 6th. P.M. FOUND No. 5 REBAR. UPGRADED WITH 30" No. 6 REBAR AND 2" ALUM CAP IN MONUMENT BOX. PER RECORD TIES. CAP IS N 89'53'15" W 2662.68' S89'53'15"E 2681.00 2651.00' CENTER SECTION 13, T2N, 60' → R68W 6TH P.M. SET NO. 6 REBAR WITH 2" ALUMINUM CAP LS 23500. 30' TOTAL AREA 158.387 ACRES HATCHING DENOTES CONTIGUITY TO FREDERICK S 1/4 CORNER SECTION 13, T2N, R68W 6TH P.M. FOUND 2-1/2" ALUMINUM CAP LS 14070. TIED AND RECORDED.

2634.47

discover such defect. In no event, may any action based upon any

defect in this map be commenced more than ten years from the

date of the certification shown hereon.

\$89'45'24"W 2664.28' — COUNTY ROAD #20 TOWN OF FIRESTONE SW CORNER SECTION 13, T2N, R68W 6TH P.M. FOUND 3" ALUMINUM CAP ON NO. 6 SMOOTH ROD LS 14070. FITS TIES TO 1" STEEL PIN According to Colorado law you MUST commence any legal action based upon any defect in this map within three years after you first

F 60, F 30,

VICINITY MAP

COMMONWEALTH LAND TITLE INSURANCE COMPANY Commitment No.: F921678

SCHEDULE B **EXCEPTIONS**

Reservations made by the Union Pacific Railway Company in deed recorded in Book 86 at Page 419.

Any interest which may have been acquired by the public in the 30 feet of subject property by reason of resolution of Board of County Commissioners recorded October 14, 1889 in Book 86 at Page 273 which provides for public roads 60 feet in width being 30 feet on each side of section lines on the public domain.

Right of way for Lower Boulder Ditch as shown by Map filed with the Weld County Clerk and Recorder, insofar as same may affect subject property.

10. Easement and Right of Way for communication facilities as granted to The American Telephone and Telegraph Company by instrument recorded December 27, 1940 in Book 1072 at Page 217, said easement not being specifically defined.

11. Right of Way Agreement by and between the Consolidated Lower Boulder Reservoir and Ditch Company and Carol F. and Meredith Johnson recorded in on Film 595 as Reception No. 1517130, being more fully described

12. Oil and gas lease between Meredith O. Johnson and Martin J. Freedman dated August 21, 1970, recorded September 14, 1970, in Book 633 as Reception No. 1554541, and any interests therein or rights thereunder.

13. Right of Way Easement for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company by instrument recorded July 2, 1974 in Book 718 as Reception No. 1639887, being more fully described

14. Right of Way Easement and License by and between Consolidated Lower Boulder Reservoir and Ditch Company and Panhandle Eastern Pipe Line Company recorded March 20, 1975 in Book 734 as Reception No. 1656386 insofar as same may affect subject property.

15. Right of Way Easement for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company by instrument recorded April 29, 1975 in Book 737 as Reception No. 1659220, being more fully described therein.

16. Right of Way Easement for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company by instrument recorded March 14, 1977 in Book 791 as Reception No. 1713454, being more fully described therein.

17. Easement Lease Agreement by and between American Telephone and Telegraph Company, Lessor and The Mountain States Telephone and Telegraph Company as shown by instrument recorded August 7, 1986 in Book 1122 as Reception No. 2064008.

18. All right, title and interest in and to oil, gas, minerals and hydrocarbons which are in, on, under or associated with subject property as conveyed to Susan J. Troudt, Marian J. Bottinello and Carla J. Hobbs in Deeds recorded August 17, 1988 in Book 1205 as
Reception No. 2151706 and May 9, 1989 in Book 1231 as
Reception No. 2179032.

NOTE: The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the property. (a) Panhandle Eastern
Pipe Line Company recorded October 1, 1981 in Book 949
as Reception No. 1870756. (b) Union Rural Electric Association Inc. recorded October 5, 1981 in Book 949 Association inc. recorded October 5, 1981 in Book 949 as Reception No. 1871004. (c) Western Gas Supply Company recorded April 2, 1985 in Book 1063 as Reception No. 2004300. (d) Panhandle Eastern Pipe Line Company recorded June 26, 1986 in Book 1117 as Reception No. 2058722. (e) United Power, Inc. recorded January 24, 1991 in Book 1288 as Reception No. 2030206

The within described land is also subject to the following Special Districts: (a) Central Weld County Water District as shown by instrument recorded April 26, 1977 in Book 795 as Reception No. 1717392. (b) Carbon Valley Park and Recreation District as shown by instrument recorded April 27, 1983 in Book 994 as Reception No. 1924918.

| 132 NORTH MAIN ST | LONGMONT CO 8050| | ** (303) 678-8324 **

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